



131 Ballyrobert Road, Ballyclare, BT39 9RT

- Modernised, Semi Detached Home
- Lounge; Focal Point Fireplace
- Modern Fitted Kitchen
- Deluxe Bathroom; White Suite
- Large Garage; Generous Driveway

- Three Bedrooms
- Kitchen Through Dining Room
- Utility Room; Furnished Cloakroom
- Oil Heating; PVC Double Glazing
- Immaculately Presented Throughout

Offers Over £184,950

EPC Rating E



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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Composite, double glazed front door. Wood laminate floor covering. Rural views to front and side elevations. Panelled feature wall. Access to under stairs store.

#### LOUNGE 12'1" x 11'0" (wps)

Rural view to front elevation. Focal point fireplace. Wood laminate floor covering. Open arch leading to:

#### KITCHEN THROUGH DINING ROOM 16'11" x 11'4" (wps)

Modern fitted, high gloss kitchen with range of high and low level storage units with contrasting, wood grain effect, melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated, touch screen, ceramic hob with stainless steel extractor hood over. Integrated oven, microwave oven and fridge freezer. Glass splashback to walls. Wood laminate floor covering. PVC double glazed French doors to rear garden.



### **UTILITY ROOM 5'11" x 4'4"**

Work surface area to match kitchen. Plumbed and space for washing machine. Space for tumble dryer. Tiled floor. PVC double glazed door to rear garden.

### **FURNISHED CLOAKROOM**

Contemporary, white, two piece suite comprising vanity unit and WC. Splashback tiling to sink. Chrome towel radiator. Tiled floor.

### **FIRST FLOOR**

#### **LANDING**

Access to roof space.

#### **BEDROOM 1 12'1" x 10'8"**

Rural views to front elevation.

#### **BEDROOM 2 11'5" x 10'8"**

Wall to wall fitted wardrobes in mirror panelled, sliding doors. Wood laminate floor covering.

#### **BEDROOM 3 6'5" x 6'3"**

Wood laminate floor covering. Rural view to front elevation.

### **DELUXE BATHROOM**

Contemporary, white, three piece suite comprising panelled bath, vanity unit and WC. Electric shower and curved glass shower screen over bath. Splashback tiling to walls. Tiled floor. Chrome towel radiator. Access to shelved hot press.

### **EXTERNAL**

Generous sized, private driveway finished in tarmac.

Low maintenance front garden, finished in decorative stone and pavers.

Entrance porch.

External lighting.

PVC soffits, fascia and rainwater goods.

Outside tap.

Fully enclosed, low maintenance rear garden, finished in tarmac and brick pavior patio area.

PVC oil storage tank.

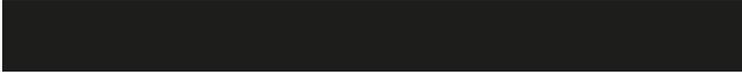
### **MATCHING DETACHED GARAGE WITH LEAN TO EXTENSION 26'9" x 9'4"**

PVC coated, roller shutter door. Power, light and oil fired central heating boiler.

### **IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.





**Immaculately presented, three bedroom, semi detached home with large matching detached garage, occupying a prime site on the periphery of Ballyrobert Village, Ballyclare.**

**Renovated within recent years, the property comprises entrance hall, lounge, kitchen through dining room, utility room, furnished cloakroom, three bedrooms, and deluxe bathroom, with contemporary, white three piece suite.**

**Externally, the property enjoys generous sized private driveway area, large matching detached garage and low maintenance gardens.**

**Other attributes include oil heating, PVC double glazing, convenient location, and rural views to side and rear.**

**Early viewing highly recommended to avoid disappointment.**



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	50	65
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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